

COMMITTEE AMENDMENT FORM

DATE: 10/29/08

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #08-O-1267 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY DELETING THE FOUR (4) CONDITIONS ATTACHED BY THE ZRB AND REPLACE IT WITH THE TWO (2) CONDITIONS ONE OF WHICH IS A SITE PLAN DATED RECEIVED BY THE BUREAU OF PLANNING SEPTEMBER 30, 2008.

AMENDMENT DONE BY COUNCIL STAFF 10/29/08

City Council
Atlanta, Georgia

08-O-1267

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-08-42
Date Filed: 6-10-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2690 Lenox Road, N.W. and 970 Sydney Marcus Boulevard, N.E.**, be changed from the RG-2-C (Residential General Sector 2-Conditional) and RG-4-C (Residential General Sector 4) Districts to the RG-2-C (Residential General Sector 2-Conditional) and RG-4-C (Residential General Sector 4) Districts, to wit:

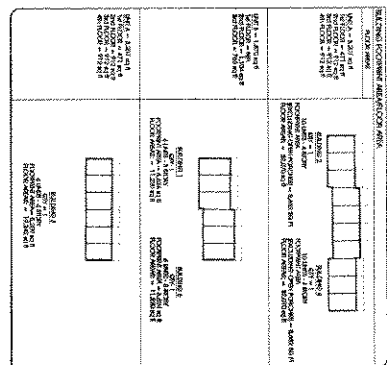
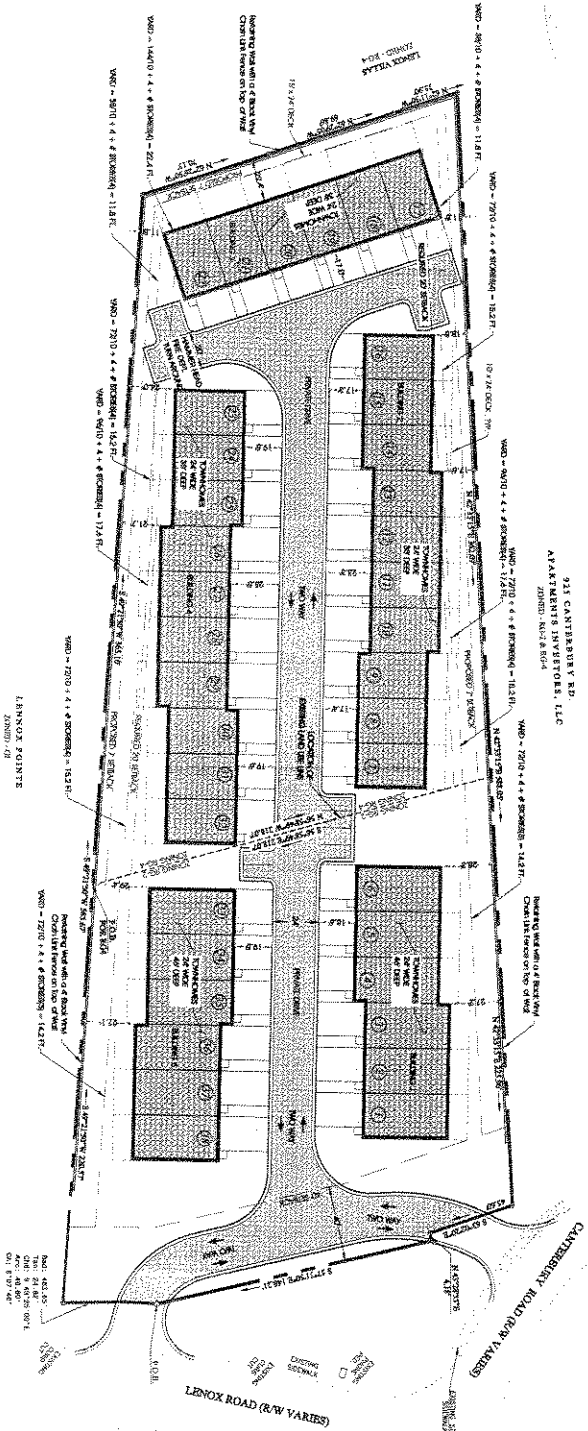
ALL THAT TRACT or parcel of land lying in Land Lot 6, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

20642

[illegible][illegible]

2690 LENOX ROAD

A RESIDENTIAL COMMUNITY

Project Location

2690 LENOX ROAD

L.L. & P.M. Daniels
CITY OF ATLANTA
DeKalb County, Georgia

Project No. 07-006-00
Drawn By: CHS
Checked By: CHS
August 20, 2007

Sheet Title

SITE PLAN

[illegible]

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Adelphi, VA 22018
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Fax. 844.646.7796
Tel. 844.646.8777

CONDITIONS FOR Z-08-42

(2690 Lenox Road)

- 1) Site Plan: A conceptual site plan similar to the plan prepared by I- Engineering dated August 20, 2008 and stamped "received" by the Bureau of Planning on September 30, 2008 (the "Site Plan"). This site plan is conceptual and is not intended to prohibit application of the RG-regulations. The applicant must apply for variances for any reductions in setback requirements. Final site plan to be approved by the Bureau of Planning.
- 2) Additions to site plan:
 - a. Construct a 6' wide sidewalk in the public right of way along Canterbury Road and Lenox Roads in front of the subject property abutting the curb.
 - b. Construct a 4' wide sidewalk on both sides of internal street abutting the curb.
 - c. One 2.5" caliper tree in front of each townhome unit between the back of sidewalk and the front façade of the unit.
 - d. One 2.5" caliper tree in the rear of each townhome unit between the rear deck and the privacy fence.
 - e. A 6' high wooden privacy fence along the property boundary with Lenox Villas Condominiums and Overlook at Lindbergh apartments.
 - f. An 8' high wooden privacy fence along the property boundary with Lenox Pointe offices.